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Wimberley vacation rental checklist

Hays County, Texas | Rules checked November 8, 2026

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Every short-term rental in Wimberley needs a conditional use permit approved by the city council after public hearings, except an owner-occupied rental in a commercial zone. Whole-home rentals can no longer get a permit in the R-3 zone. A moratorium on new applications ended in September 2026. Stays owe 6% state plus 7% city hotel tax.

> The council adopted the new ordinance on August 20, 2026 and resumed taking applications September 3. Existing permits keep their original terms. The city didn't cap the number of rentals.

Licensing steps

STATE OF TEXAS

- [ ] **Know who pays the hotel tax**
  Airbnb collects and pays the 6% state hotel tax on its bookings. If guests pay you directly or through a site that doesn't collect, register with the Comptroller and file the state tax yourself.
  Texas hotel occupancy tax: https://comptroller.texas.gov/taxes/hotel/
- [ ] **Register for local hotel tax**
  Your city (and in some places your county) charges its own hotel tax, filed with that city or county, not the state. Airbnb pays it only in the places on its list; everywhere else you register and file it yourself, even for Airbnb bookings.
- [ ] **Check your city's rules**
  Many Texas cities require a short-term rental permit or registration, and some require an inspection, a local contact, or posted rules. Outside city limits there's usually no permit, but deed restrictions and HOA rules often limit rentals. Pick your area for the local rules.

HAYS COUNTY, TEXAS

- [ ] **Then your city**
  Texas counties can't zone, so rental rules come from the city your home is in. Outside city limits there's usually no permit, but deed restrictions and HOA rules may limit rentals. Pick your city.

CITY OF WIMBERLEY

- [ ] **Check whether you're in city limits**
  Much of the Wimberley Valley is outside the city, where no permit is needed. Inside the city, check your zoning with the city planner.
- [ ] **Apply for a conditional use permit**
  Apply to the city with the required documents and fee. The city posts a sign on the property and mails notices to owners within 200 feet. If owners of 20% of the neighboring land object, four of five council members must approve. Septic, parking, noise, and dark-sky lighting must comply.
  Wimberley short-term rentals: https://cityofwimberley.com/324/Short-Term-Rental
- [ ] **Hotel taxes on each stay**
  Stays of 29 nights or less owe the 6% state hotel tax, which Airbnb collects on its bookings. If guests pay you directly, file it with the Texas Comptroller. Wimberley's 7% hotel tax isn't on Airbnb's collection list; register with the city and file it yourself.

Who to contact

Wimberley City Hall: 512-847-0025
City planner: nglaiser@cityofwimberley.com

Official sources

Texas Comptroller of Public Accounts: Hotel Occupancy Tax FAQs: Airbnb. https://comptroller.texas.gov/taxes/hotel/airbnb-faq.php

Airbnb: Occupancy tax collection and remittance by Airbnb in Texas. https://www.airbnb.com/help/article/2331

Texas Legislature: County zoning authority (Local Government Code ch. 231). https://statutes.capitol.texas.gov/Docs/LG/htm/LG.231.htm

City of Wimberley: Short Term Rental. https://cityofwimberley.com/324/Short-Term-Rental

Hays Free Press: Wimberley City Council adopts ordinance on short-term rentals, lifts moratorium (August 27, 2026)-
. https://www.haysfreepress.com/article/26709,wimberley-city-council-adopts-ordinance-on-short-term-rentals-lifts-moratorium